

JOSEPH AUSTIN dba
AUSTIN QUALITY HOMES
Grantor

TO

GAYLON D. TYLER and wife,
MARY A. TYLER
Grantees

BOOK 273 PAGE 392

STATE MS.-DESOTO CO.
FILED

Jul 18 10 30 AM '94

WARRANTY DEED

BK 273 PG 392

W.E. DAVIS CH. CLK.

by B. Cleveland

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, the undersigned grantor, does hereby SELL, CONVEY, AND WARRANT unto GAYLON D. TYLER AND MARY A. TYLER the following described real property, together with all appurtenances and improvements located thereon, said real property being located in the City of Southaven, County of DeSoto, State of Mississippi, and being more particularly described as follows to wit:

LOT 94, CHURCH ROAD ESTATES, SECTION H, IN SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEROF RECORDED IN PLAT BOOK 28, PAGES 14 AND 15, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

This conveyance is subject to the subdivision and any zoning regulations in effect for the City of Southaven and County of DeSoto, rights of way and easement for public roads and public utilities and further subject to all applicable building restrictions and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then Grantor agrees to pay Grantee or their assigns any deficiency and likewise, Grantee agree to pay Grantor or his assigns any amount overpaid. Possession is to be given with delivery of the deed.

WITNESS the signature of the Grantor this the 6th day of July, 1994.


BY: Joseph Austin dba Austin Quality Homes

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JOSEPH AUSTIN, dba AUSTIN QUALITY HOMES, and that in said representative capacity he executed the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL of office this the 6th day of July, 1994.

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Nov. 4, 1995.

Grantor's Address:
8985 Highway 51
Southaven MS 38671
Home: 393-4408
Work: (601) 393-8888
SS: 412-94-6486

Notary Public

Grantee's Address:
5395 Cohaw Road
Horn Lake, MS 38637
Home: (601) 393-7878
Work: 365-8767

Prepared by the Office Of: Neal H. Labovitz, Attorney at Law, 915 Ferncliff Cove, Suite 1b, Southaven, Mississippi 38671, (601) 342-7957.